

**WILLIAMSBURG  
ARCHITECTURAL REVIEW BOARD MINUTES  
Tuesday, October 9, 2007**

The regular semi-monthly meeting of the Williamsburg Architectural Review Board was held on Tuesday, October 9, 2007 at 6:30 p.m. in the Williamsburg Municipal Building, 401 Lafayette Street.

**CALL TO ORDER AND ATTENDANCE**

Chairman Spence called the meeting to order. Present in addition to Mr. Spence were Board members Messrs. Quarles, Lane, Edwards and Hertzler. Mr. Klee arrived late. Staff members present were Deputy Planning Director Murphy and Secretary Scott.

**Consent Agenda**

Chairman Spence explained the consent agenda procedure to the audience stating that if an application is in full compliance with the ***Design Review Guidelines***, it is placed on the consent agenda. If no member of the Board has any question regarding the application and concurs that it is in full compliance with the *Guidelines*, the audience is asked if they are present to discuss any case on the Consent Agenda. If there is no one in the audience present to discuss any item on the Consent Agenda, those applications are approved as submitted and the applicants dismissed without further discussion.

Applications on tonight's Consent Agenda:

**ARB #07-071 Smithfield Food Groups/423 Prince George Street – Exterior Lighting**

**ARB #07-060 Turnella/2133 #1 South Henry Street – Deck Extension**

**SIGN #07-011 Bloom/1234 Richmond Road – Building Mounted Sign**

There being no questions or comments from the Board or the audience regarding the case on the Consent Agenda, Mr. Spence moved that the cases be approved as submitted. Mr. Lane seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye:	Quarles, Lane, Hertzler, Edwards, Spence
Nay:	None
Absent:	Klee

**ARCHITECTURAL PRESERVATION DISTRICT**

Approved under the consent agenda, **ARB #07-071 Smithfield Food Groups/423 Prince George Street – Exterior Lighting.**

## **CORRIDOR PROTECTION DISTRICT**

Approved under the consent agenda, **ARB #07-060 Turnella/2133 #1 South Henry Street – Deck Extension.**

## **SIGNS**

Approved under the consent agenda, **SIGN #07-011 Bloom/1234 Richmond Road – Building Mounted Sign.**

[Mr. Klee arrived.]

## **CONCEPTUAL REVIEW**

**ARB #07-070 Liberty Homes/622, 624, 626,627 South Henry Street – New Single-Family & Duplex Development**

Tom Tingle and Dale Weiss with Guernsey Tingle Architects, representing the applicant, presented the application for conceptual review of four duplex buildings and two single-family dwellings. Mr. Tingle gave an overview of the project and noted proposed materials for the buildings:

- Exterior walls – brick and cementitious siding (Hardiplank)
- Roof – architectural shingles
- Fascia/Soffitt – solid PVC or cement board
- Trim/Bands & Moldings – brick/solid PVC
- Windows – metal or vinyl clad
- Exterior doors – metal clad
- Shutters – PVC
- Columns/Railings – fiberglass/PVC
- Driveways/Walkways – exposed aggregate with brick paver accents/brick pavers for walkways
- Lighting – traditional carriage style
- Fencing/Walls/Screening – brick/solid PVC traditional picket style
- Decks/Patios/Porches – deck railings and trim

Mr. Tingle said he is aware of the *Design Review Guidelines* that state that buildings in the Corridor Protection District need to have windows of either wood, vinyl-clad wood, or aluminum-clad wood with exterior muntins and fencing needs to be constructed of wood. Mr. Tingle presented samples of the proposed synthetic materials for Board review.

Mr. Edwards stated that he lives about a block away from the project and the proposed buildings are nice looking and well proportioned. He said the *Design Review Guidelines* state "Construction should respect the overall streetscape, and should preserve and enhance the natural features present on the project site." Mr. Edwards also cited, "Contemporary architectural designs must address unique site requirements and relate successfully to other styles and architecture." He questioned the use of so much brick and the architecture proposed related to adjacent properties. Mr. Tingle responded that in the broader scheme, brick does have a context in the neighborhood, and identified several sites. Mr. Spence also noted Counselor's Close is a mixture of wood and brick. Mr. Quarles observed that the streetscape does not change too much since the brickwork isn't seen all at one time; Mr. Weiss agreed, noting the architect's attempt to breakup the brick a bit.

Chairman Spence opened the public hearing.

**Nancy Sparling**, 606 Counselor's Way, asked what the square footage of the buildings will be and what they will cost. Mr. Weiss answered they will range from 2200 to 3000 square feet, but the price range has not yet been established. Mr. Tingle added that they will be relatively expensive due to the cost of land and proposed materials. Mrs. Sparling asked about plans for stormwater management and how homeowners will be protected from runoff that can be massive. Mr. Tingle responded that they currently have no answers to this issue; however they are looking into it. Mr. Tingle added that the conceptual review tonight is purely to assure them that they are going in the right direction with their plans. Mrs. Sparling reiterated her stormwater management concern adding that she doesn't want her home to decrease in value.

**Lee and Barbara Downer**, 696 Counselor's Way, expressed their concern regarding the height of the buildings and echoed Mrs. Sparling's concern with stormwater management. Mr. Downer said he had been involved with the "lake" that resulted from cascading stormwater; it came down the hill in such quantity and force it was frightening. He said the schematics don't represent the degree of slope looking at the topography of the land; he's uneasy about the setback and building height. Mr. Tingle said they will certainly take these concerns into consideration, and added that they may be able to route some of the water back to South Henry. Mr. Spence suggested it may be helpful to show comparisons across the ravine.

**Vic Smith**, 646 Counselor's Way, stated that his concern is the protected area and that calculations from water studies never seem to accurately reflect water flow; he added that a lot of the problems they have are due to the clay substrata. He has communicated with members of the Army Corp of Engineers who have said there will be problems with the impact of stormwater handling, albeit an unintended impact. He concluded his comments by thanking the Board for listening to neighborhood concerns.

Mr. Klee referred back to Mr. Edward's comments regarding compatibility and said the proposed plans would be a handsome addition anywhere in the country; however,

things could be done to make it more compatible to Williamsburg. He added the existing historic fabric needs to be respected in the design of these buildings.

Mr. Edwards said he likes the design; it's refreshing to see the side and rear elevations look as good as the front. He suggested the chimneys be taller and that more of the Williamsburg character be reflected.

Mr. Lane said he also likes the plans; they are well done and nice looking. He added that the roof line, although acceptable, is a little cliché.

Mr. Quarles agreed with the comments made by other Board members and added his concern for the stormwater management issue, but also noted the architect's note-taking. He would also like to see more on the height in relation to adjacent Counselor's Close, as well as orientation of the garages.

Mr. Hertzler said South Henry Street needs more explicit demonstration that it's in the City of Williamsburg, and, in this particular part of Williamsburg. Directing his comment to the audience, Mr. Hertzler said the stormwater management issue is one of the items reviewed once the site plan is submitted to the City, and residents' concerns expressed tonight have been heard loud and clear. As homes get closer together in the City, water issues are going to increase exponentially. He added that he would love to see the rear of the buildings addressed.

**Charles Wynder**, 24 Mile Course, asked for clarification of the "Williamsburg look" and what the Board is looking for.

In response, Mr. Klee noted Colonial Williamsburg Foundation oversees the 18<sup>th</sup> Century and the City's ARB oversees the 20<sup>th</sup> Century. There are variations on the Colonial Revival architecture and other less well-known humble houses. That form of the building has more to do with wood siding, gable roofs, and simple forms. He suggested the architectural character of Williamsburg can be observed by looking at different neighborhoods and pointed out the white house next to Matthew Whaley School on Scotland Street. He also pointed out the Lawson House as a good example of good massing and treatment of openings and front porch. Mr. Klee said the rears of the buildings are what they are and suggested they don't fiddle with them too much. He concluded his comments by telling the architect that aiming for the "Williamsburg look" doesn't mean that much change is needed; only slight modification.

Mr. Spence summarized items the Board would like to see revised: the relative height and removal of the asymmetrical end gables, and Mr. Tingle assured the Board that he has made note of comments and will return with a refined conceptual plan.

**Nancy Sparling** asked if the plans include parking for two cars per unit and Mr. Tingle responded that each unit will have a two-car garage.

Mr. Tingle and Mr. Weiss thanked the Board for their comments.

### **Minutes for September 25, 2007**

The minutes for the September 25, 2007 meeting were approved as submitted viva voce.

### **Other**

#### **Washington/Rochambeau Trail Seminar**

Mrs. Murphy announced a seminar Tuesday, October 16 at 7:00 p.m. in the Community Building. The topic will be the historical significance of the Washington/Rochambeau Trail and Dr. Selig will be the speaker. Mrs. Murphy said members of the Board are invited to attend. The state has awarded grant funds to review the Trail markers and provide additional markers where appropriate. Five jurisdictions, City of Williamsburg, James City County, York County, Gloucester County and Charlotte will be working collaboratively on the project.

#### **Farewell to Joe Hertzler**

Joe Hertzler, representing the Planning Commission on the Architectural Review Board for about three years, stated this will be his last meeting. He will be serving as the Planning Commission representative on the Regional Issues Committee.

Mr. Hertzler said this Board is the best he has ever served on and he has really enjoyed working with such top-notch people; it has been a pleasure. Mr. Hertzler said he hates to leave this Board; there is quality interaction and it has been a learning experience for him. He added the Board is an amazing resource for the community.

There being no further business the meeting adjourned at 7:45 p.m.

Dee Scott  
Secretary